

CITY OF
HAYWARD
HEART OF THE BAY

City Council
Housing Element Work Session

March 3, 2009



Overview



- Housing Element requirements
- Contents of the Housing Element
- Housing Element Update Process
- Draft Element Policies and Programs
- Policy and Program Discussions

Overview of the Housing Element

- One of the seven mandated elements of General Plan
- Contents:
 - Provides an assessment of both current and future housing needs
 - Identifies constraints and opportunities for meeting those needs
 - Provides a comprehensive strategy that establishes goals, policies, and programs
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws

Housing Element Contents



- Public Participation
- Community Profile
- Housing Constraints
- Housing Resources
- Housing Plan
- Review of Past Accomplishments

Recent Changes to State Law

- Adequate Sites Analysis (AB 2348):
 - Establish default density for facilitating more dense housing development
 - Minimum density of 30 du/ac for jurisdictions in metropolitan areas throughout the State
- Housing for Extremely Low Income Households (AB 2634):
 - Estimate current and projected needs
 - Provisions for transitional housing, supportive housing, and SRO
- Housing for the Homeless (SB 2)
 - Emergency shelters for the homeless
- Housing for Persons with Disabilities (SB 520):
 - Address constraints to housing for persons with disabilities
- Density Bonus (SB 1818):
 - Establishes a sliding scale for density bonuses (20%-35% for apartments and 5%-35% for condominiums)

Recent Changes to State Law

- Density Reduction (AB 2292):
 - Prohibits reducing density below levels used to determine compliance with the Housing Element
- Penalty from Previous RHNA (AB 1233):
 - Requires sites to be rezoned upon failing to adopt adequate Housing Element
- Global Warming Solutions Act (AB 32):
 - Requires GHG emissions to be reduced to 1990 levels by 2020
- Vehicle Miles Traveled (SB 375):
 - Change in length of Housing Element planning period
 - Requires consistency between RHNA and the RTP

Housing Goals



1. Maintain/enhance existing housing stock.
2. Assist in the provision of affordable housing.
3. Provide suitable sites for housing development.
4. Mitigate any potential governmental constraints.
5. Educate City residents about fair housing and lending laws.

Housing Programs

Conserve and Improve the Existing Housing Stock

1. Housing Rehabilitation Loan Program (HRLP)
 - Provides loans to correct major health and safety deficiencies
2. Minor Home Repair Grant (MHRP)
 - Provides grants up to \$5,000 for minor home repairs
3. Disability Access Grant and Loan Program
 - Provides loans and grants for the removal of architectural barriers to improve accessibility for persons with disabilities.
4. Residential Rental Inspection Program
 - Provides for the systematic inspection of rental housing in the City
5. **Graffiti Abatement “Buster” Program**
 - Offers graffiti abatement services for retail/commercial businesses and residential fences

Housing Programs

Assist in the Development of Affordable Housing

6. Preservation of At-Risk Housing

- Monitors at-risk units and assists property owners in maintaining affordability

7. **Foreclosure Prevention and Counseling**

- Provides information about foreclosure prevention resources
- Provides funds to ECHO Housing (ECHO) or another HUD-approved counseling organization to fund foreclosure counselor

8. **Purchase, Rehabilitation, and Sale of Foreclosed Properties**

- Acquires, rehabilitates, and resells foreclosed properties to lower and moderate income households

9. First Time Homebuyer Program

- Offers loans up to \$20,000 for down-payment assistance and closing costs.

Housing Programs

Assist in the Development of Affordable Housing (continued)

10. **Mortgage Credit Certificate**

- Provides opportunity to reduce the amount of federal income tax due by 15 percent of mortgage interest payments

11. **Tenant-Based Rental Assistance for Emancipated Youth**

- Provides funding to Project Independence, a program implemented by the Tri-City Homeless Coalition to assist emancipated youth

12. Affordable Housing Development

- Work with developers to facilitate affordable housing development

13. **Density Bonus**

- Provides incentives for residential development projects that set aside a certain portion of units as affordable

14. **Green Building Ordinance**

- Requires residential structures to be Green Point Rated

Housing Programs

Assist in the Development of Affordable Housing (continued)

15. Section 8 Housing Choice Voucher Program

- Extends rental subsidies to extremely low and very low income households

Provide Adequate Sites

16. Provision of Adequate Sites

- Maintains an inventory of vacant and underutilized residential and mixed use sites

17. Inclusionary Housing Ordinance

- Requires that a certain percentage of new residential developments units be made affordable to low and moderate income households

Housing Programs

Remove Governmental Constraints

18. Extremely Low Income and Special Needs Housing

- Amends the Zoning Ordinance to make provisions for housing types appropriate for extremely low income households and households with special needs, including: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units

Promote Housing Opportunities for All Persons

19. Fair Housing Services

- Contracts with ECHO to provide fair housing and tenant/landlord services.

20. **Universal Design Principles**

- Explores the feasibility of promoting the use of Universal Design Principles in new construction and rehabilitation of housing

Progress Towards RHNA

- Jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2007

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
RHNA	768	483	569	1,573	3,393
Progress (Since 1/1/07)	59	0	49	881	989
Remaining RHNA	709	483	520	692	2,404

Residential Sites (Mt. Eden)

	Zoning	Acres	Density	Potential Units
Vacant				
Low Density	RS	5.34	4.3-8.7	33
Medium Density	RM	6.61	8.7-17.4	82
Medium Density	RM/PD	10.11	8.7-17.4	156
Underutilized				
Medium Density	RM	6.66	8.7-17.4	81
Total				352

Residential Sites (So. Hayward BART)

	Zoning	Acres	Density	Potential Units
Vacant				
Limited Medium Density	RH	2.45	8.7-12.0	25
Commercial/ High Density	RH/C-NR	2.53	17.4-34.8	63
High Density	RH	7.43	17.4-34.8	188
Mission Boulevard	MBR	1.87	34.8-55.0	83
Station Area Residential	SAR	2.88	75.0-100.0	251
Underutilized				
Limited Medium Density	RH	4.14	8.7-12.0	43
Commercial/ High Density	CN-R	0.79	17.4-34.8	20
High Density	RH	22.19	17.4-34.8	607
Total				1,280

Residential Sites (Route 238 Bypass)

	Zoning	Acres	Density	Potential Units
Suburban Density	RS	40.13	1.0-4.3	129
Low Density	RS	51.87	4.3-8.7	331
Limited Medium Density	RM	42.11	8.7-12.0	375
Medium Density	RM	54.62	8.8-17.4	710
Commercial/ High Density	CN-R	9.74	17.4-34.8	250
High Density	RH	19.85	17.4-34.8	510
Mission Boulevard	MBR	3.57	34.8-55.0	158
Total				2,463

Sites Capacity vs. Remaining RHNA

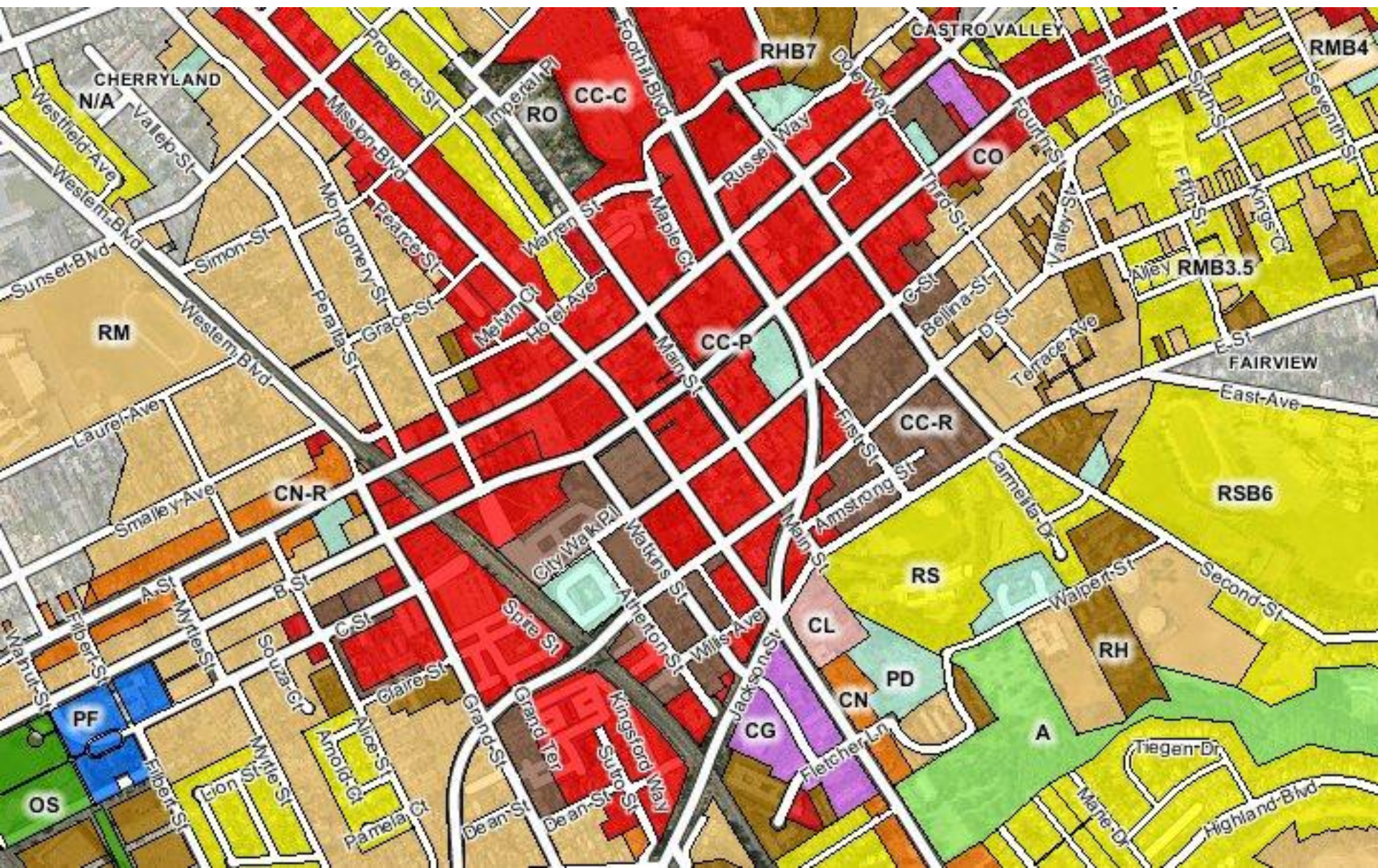
	Very Low/Low	Moderate	Above moderate	Total
Suburban	0	0	129	129
Low Density	0	0	364	364
Limited Medium Density	0	0	443	443
Medium Density	0	1,029	0	1,029
Commercial/High Density	333	0	0	333
High Density	1,305	0	0	1,305
Mission Boulevard	241	0	0	241
Station Area Residential	251	0	0	251
Total Site Capacity	2,130	1,029	936	4,095
Remaining RHNA	1,192	520	692	2,404
Sites (+Surplus/-Deficit)	+938	+509	+244	+1,691
Additional Projects under Consideration in Cannery Design Area	25	0	219	244

Policy and Program Discussions

- Emergency shelters
 - Which zone would be appropriate to permit emergency shelters by right?
 - Housing Element has identified General Commercial (CG)

- Single-Room Occupancy
 - Which zone would be appropriate?
 - Housing Element has identified General Commercial (CG) as the zone where SROs will be conditionally permitted

CG Zoning - Downtown



CG Zoning – Mission & Jackson



Policy and Program Discussions

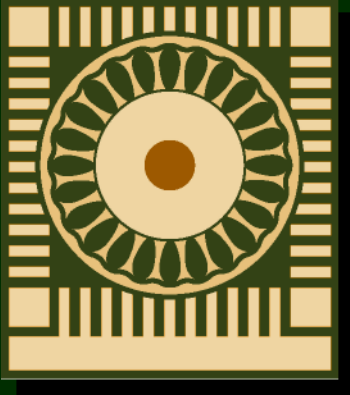
■ **238 Bypass Study Area**

- Three land use alternatives being considered
- Housing Element sites inventory relies on this Study Area to provide high density residential
- Selected alternative should consider capacity for the RHNA

Next Steps



- Human Services Commission – March 4
- Planning Commission Work Session – March 5
- Community Workshop – March 9
- Citizens Advisory Commission – March 18
- End Public Comment Period – March 24
- HCD 60-Day Review – March 27 - May 27
- CEQA Review
- Adoption – tentatively in June



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